

From: Helen Beck

Sent: Friday, July 14, 2023 8:09 AM

To: Lysynski, Heather <hllysynsk@London.ca>; PEC <pec@london.ca>

Cc: Bunn, Jerri-Joanne <jbunn@London.ca>; Graham Beck; Greguol, Michael <mgreguol@london.ca>; James Beck

Subject: [EXTERNAL] Planning and Environment Committee meeting July 17, 2023 - Agenda Item 5.3 - submission for Added Agenda

Good morning Heather,

Attached please find a submission regarding Agenda Item 5.3: 39 Carfrae Street - Application Pursuant to Heritage Easement Agreement. The submission is on behalf of the former owners of Carfrae Cottage, the trustees of the estate of Alan Beck. We added the Heritage Easement Agreement (HEA) in 2021 prior to sale.

We respectfully request that our submission to PEC be part of the Added Agenda of the Planning and Environment Committee for its consideration and that we be granted Delegation Status so that we may make a short presentation.

The substantive submission is only 2+ pages but there are 3 Annexes which I am sending as 2 attachments (unfortunately I lack the software to stitch it all together - sorry). I hope that this is satisfactory.

I understand that the next step is that the matter goes before full City Council. Could you kindly tell me - or refer me to someone else who can do so - the process for that and particularly how we can ensure that our submission is included, if there is any possibility of attendance and/or Delegation status there, as well as whether there is a possibility that the material submitted by the City or applicant will vary from that before PEC and, if so, how and when we could see it and respond to it.

Please contact me or James (copied) if you have any questions.

With sincere thanks.

J. Helen Beck

Submission to the Planning and Environment Committee:

Agenda Item 5.3: [39 Carfrae Street - Application Pursuant to Heritage Easement Agreement](#)

This submission is on behalf of the former owners of Carfrae Cottage, the trustees of the estate of Alan Beck. We added the Heritage Easement Agreement (HEA) in 2021 prior to sale. Our submission provides context, including our reasons for entering into the HEA, as well as its full disclosure to the current owners. We also rebut misrepresentations in Jeff Gard's submissions concerning the HEA and actions by the City and our parents.

We respectfully request that our submission be part of the Added Agenda of the Planning and Environment Committee for its consideration and that we be granted Delegation Status so that we may make a short presentation.

On the two matters before this Committee:

1. **We support the Staff Report to reject the current application to alter the HEA to permit an asphalt roof rather than a wood one:** The applicants must act like other applicants and work with the City, including providing reasonable options rather than only two extreme options of a very high cedar roof quote and low asphalt one especially as:
 - this application, unlike most, concerns a HEA rather than a Heritage Designation. The HEA clearly specifies a wood roof, but not that it had always been so or that asphalt was not underneath. Our parents installed a wood roof with a 50 year warranty in 2001¹ to respect the house's heritage – clearly it did not have asphalt originally;
 - the asphalt quote does not address if it is similar in appearance to wood shingles;
 - the applicants have previously acted unilaterally in substantially altering or removing heritage features (especially the fireplace mantles) so should not be given the benefit of the doubt that they will make ascetic choices to mimic a wood roof ;
 - the presentation² shows that the applicants withheld from City officials information about more moderate cost options for cedar or composite material roofs that they had obtained in March and April, i.e., well before the May Heritage Alteration Permit Application. These should have been disclosed to City staff rather than withheld and provided now; additionally, these ballpark estimates should have been pursued rather than rejected out of hand;
 - these ballpark estimates (about \$70,000) do not seem out of line given the cost of the wood roof installed in 2001 (\$18,000), let alone “prohibitive” or “unfeasible” (standards noted at 4.2 “Application Review” , Staff Report) – especially given the current value of the home (over \$1,500,000 as per mortgage added in May, 2022)³ vs. 2021 sale price of \$650,000, as well as public information about the applicants' circumstances, i.e., one is a public servant and the other a top-performing real estate agent;
 - the applicants' underlying approach is highlighted by the new request to remove the HEA, i.e., to be excused from respecting its terms despite accepting them at the time.
2. **Jeff Gard's new submission to remove the HEA and then negotiate a new one is outrageous:**
 - on a minimal process basis, any such request should first be reviewed by staff rather than seeking an immediate decision by Council – a mere two years after Council approved the HEA recommended by City staff in collaboration with the then owners;
 - removal of the HEA would entirely subvert the purpose of an HEA which requires the agreement of the current owner and is registered on title to bind future owners. If this HEA is removed without the simultaneous quid pro quo of a new one, there is no incentive for the current owners to enter into a new HEA;
 - the purpose of the HEA was not only to honour our parents' wishes but to provide a heritage benefit to the City of London and its residents;
 - the purchaser had full disclosure of the HEA (all potential buyers were provided with a copy of the draft HEA prior to viewings) and its terms were specifically accepted in the Agreement of Purchase and Sale in a special Annex. The prospective purchaser was fully at liberty to inspect the house and take issue with matters addressed in the HEA prior to final sale; that would have been the appropriate time, not now;

¹ See Heritage Alteration Permit Application, pp. 5-10 i.e., Duo's 2001 wood roof proposal etc. (We do not have any receipts etc. as we left all that we found for the new owner, without having time to read them.)

² See pp. 688 and 706 of the pdf Agenda or Item 5 of Jeff Gard's Delegation request.

³ See Title search results (Annex 1), showing that a \$1,500,000 charge was added in May 2022.

Submission to the Planning and Environment Committee:

Agenda Item 5.3: [39 Carfrae Street - Application Pursuant to Heritage Easement Agreement](#)

- Jeff Gard, who was added to the title in May 2022, describes himself as one of London's top real estate agents.⁴ As such, he and his [REDACTED] should have been more aware than the average buyer of the significance of:
 - o an easement, including that a new one likely significantly lowered the house's value (and thus to some degree compensates for extra costs of maintenance and repairs);
 - o doing (or not) an inspection, especially if there are any concerns about the state of the property or statements in the HEA;
 - o the approximate relative costs of heritage vs. modern improvements, including an asphalt vs. a wood roof;
- this request is based on a presentation rife with misunderstandings and misrepresentations regarding the HEA, as well as the actions of our parents and the City – repetition and repeated public attacks does not make these statements true! In our view, the HEA provides very clear descriptions and photographs about what is and is not protected – it is Jeff Gard's presentation which is confusing and misleading. Further, his complaints about the how the City is applying the HEA must be viewed in the context that the City has been forced to act in a reactive mode as the owners have unilaterally made changes contrary to the HEA which the City has learnt of only after the fact. We are offended that he misrepresents documents, which we left to help the new owners, regarding the house and the repairs made. (See Annexes 3 and 4.)

Our intent in entering into the HEA: Our parents made Carfrae Cottage their home from 1998 until their deaths (Alan in 2020 and Julia in 2012). Our mother in particular, Julia Beck, was passionate about heritage and well respected in London and Ontario for her expertise and degree of involvement, including being awarded the Lieutenant Governor's Heritage Award for Lifetime Achievement (2008).

Our mother considered Carfrae Cottage one of the best examples of such cottages. She was supported in this view by others, including John Rutledge, heritage architect. His report to the Architectural Conservancy of Ontario recommended that some heritage features be added to the 1988 municipal Heritage Designation and emphasized our parents' care in restoration.⁵

Our parents were concerned that future owners' modernization might destroy key heritage attributes of Carfrae Cottage; the fireplace mantles were a particular concern of our mother. She fully appreciated that the west parlour one was not original, but thought it important that it was in character with the original one in the east parlour. We initiated the HEA – and worked collaboratively with the City – in order to protect key features that were not in the 1988 Heritage Designation, as well as to have legal enforcement tools.

It is our fervent view that what the HEA seeks to do is not to simply protect physical features of the house which have remained unchanged since it was built or at some other unspecified "magical" time. Instead, it seeks to protect a rich heritage, both architectural and cultural – yet in a balanced manner by excluding features that are not particularly important and by not unduly limiting the scope of what could be done by future owners.

We fully expected that adding an easement, particularly a HEA, would lower the market value of the house – we thought that it was worth considerably more than the \$650,000 for which we sold it. However, we were prepared to accept this in order to honour our parents' wishes that Carfrae Cottage be protected for the benefit of London and its residents.

Unfortunate Precedent: We are concerned that granting the application, let alone removing the HEA, will not only lead to downgrading the heritage value of Carfrae Cottage, it could well be an unfortunate precedent. At the time of the HEA's approval, it was the only one for the City of London for a house rather than an institution. As homeowners, we voluntarily entered into it knowing that we likely decreased the market value of the house. Other homeowners will be reluctant to follow suit if this one is not enforced, while those who seek to ignore the terms of a HEA or a Heritage Designation may well feel emboldened to do so, particularly as Jeff Gard has made his disagreement with the City so public and given his occupation.

All of which is respectfully submitted by Helen, James and Graham Beck

(Annexes and footnote 5 are on p. 3)

⁴ See Annex 1. [About Jeff — Jeff Gard](#) Jeff Gard signed as a real estate agent in April 2023 when seeking roofing estimates (see Agenda p. 686 or p. 1/29 of 5th part of submission). Jeff Gard stated before the Community Advisory Committee on Planning that [REDACTED]

Submission to the Planning and Environment Committee:
Agenda Item 5.3: [39 Carfrae Street - Application Pursuant to Heritage Easement Agreement](#)

List of Annexes

Annex 1: Title Search Results (2 pp.)

Annex 2: Reply to Misrepresentations in Jeff Gard's Presentation (3 pp.)

Annex 3: Supporting materials for Annex 2 regarding fireplace mantles (4 pp.)

⁵ John Rutledge prepared a 2017 building assessment report for the London Branch of the Architectural Conservancy of Ontario (ACO) which was provided to the City and all prospective buyers:

p. 2: "The exterior and interior of the Ontario Cottage at 39 (sic) Carfrae Street in London, Ontario is one of the best examples of why "Municipal Heritage Designation" was created."

p. 15: "(d) This well maintained cottage is completely usable as a residence in its existing condition. Its location by the south bank of the Thames River, close to London's Downtown Core, is ideal. In fact, the Carfrae Cottage qualifies as one of the best places to live in London. Its small scale Victorian grandeur coupled with its comfortable sense of place are the quintessential qualities of a historic Cottage.

p. 15: "(e) The way this cottage has been maintained, by its original owners and its successive owners, is to be fully acknowledged as good stewardship through the appropriate ways it has been respected, preserved and conserved. It is hoped that future owners will continue this legacy. Remember that Julia and Alan Beck really did "practice what they preached" about preservation and conservation of our built heritage."

LAND
REGISTRY
OFFICE #33

08374-0082 (LT)

PREPARED FOR James beck
ON 2023/07/13 AT 11:26:50

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 5 , PL 451(4TH) ; LONDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1995/01/30

OWNERS' NAMES
[REDACTED]
GARD, JEFFREY ROBERT

CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1995/01/30 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1995/01/30**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/01/27 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1995/01/30 **</p>						
743414	1986/09/15	CHARGE		*** COMPLETELY DELETED ***	CANADA TRUSTCO MORTGAGE COMPANY	
763410	1987/04/22	TRANSFER		*** COMPLETELY DELETED ***	[REDACTED]	
792735	1988/02/03	BYLAW				
LT470714	1997/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADA TRUSTCO MORTGAGE COMPANY		
		REMARKS: RE: 743414				
LT485176	1997/08/13	CHARGE		*** COMPLETELY DELETED ***	CANADA TRUSTCO MORTGAGE COMPANY	

C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #33

08374-0082 (LT)

PREPARED FOR James beck
ON 2023/07/13 AT 11:26:50

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT532579	1998/08/14	APL CH NAME OWNER		██████████ ██████████ ██████████ *** COMPLETELY DELETED *** ██████████ ██████████ ██████████	██████████ ██████████ ██████████	
	REMARKS: 763410					
LT532608	1998/08/14	TRANSFER		*** COMPLETELY DELETED *** ██████████ ██████████ ██████████ ██████████ ██████████ ██████████	BECK, ALAN EDWARD BECK, JULIA MARY	
LT541294	1998/10/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADA TRUSTCO MORTGAGE COMPANY		
	REMARKS: RE: LT485176					
ER869852	2013/03/22	APL OF SURV-LAND		*** COMPLETELY DELETED *** BECK, JULIA MARY	BECK, ALAN EDWARD	
ER1375935	2021/05/19	NOTICE	\$2	THE CORPORATION OF THE CITY OF LONDON		C
ER1385032	2021/06/25	TRANSMISSION-LAND		*** COMPLETELY DELETED *** BECK, ALAN EDWARD	BECK, HELEN BECK, JAMES BECK, ALAN EDWARD - ESTATE	
ER1385044	2021/06/25	TRANS PERSONAL REP		*** COMPLETELY DELETED *** BECK, HELEN BECK, JAMES	CALOREN, DAVID CHRISTOPHER	
	REMARKS: PLANNING ACT STATEMENTS.					
ER1463245	2022/05/13	TRANSFER	\$2	██████████ ██████████ ██████████	██████████ ██████████ ██████████ GARD, JEFFREY ROBERT	C
ER1463246	2022/05/13	CHARGE	\$1,500,000	██████████ ██████████ ██████████ GARD, JEFFREY ROBERT	THE BANK OF NOVA SCOTIA	C
ER1463247	2022/05/13	NO ASSGN RENT GEN		██████████ ██████████ ██████████ GARD, JEFFREY ROBERT	THE BANK OF NOVA SCOTIA	C
	REMARKS: ER1463246					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Submission to the Planning and Environment Committee: Agenda Item 5.3
Beck Submission - Annex 3: Reply to Misrepresentations in Jeff Gard's Presentation

The HEA is very clear through both descriptions and photographs about what is protected and what is not, particularly regarding the wood roof (subject of this Application). It is Jeff Gard's presentation which makes multiple misrepresentations about the terms of the HEA.

Further, the complaints about the how the City is applying the HEA must be viewed in the context that the City has been forced to act in a reactive mode as the owners have unilaterally done things contrary to the HEA which the City has learnt of only after the fact. He also misrepresents the state of the house and the repairs made, including misusing documents which we left to help the new owners.

The problems with the Presentation include, in the general order of the Presentation:

- *Fence* (pp.5-7): The HEA is not confusing' it absolutely prohibits¹ "Acts of Waste" including the removal or construction of a fence but says that the City shall not unreasonably withhold its approval. It is true that there was already a wood picket fence – but the owners removed (then replaced) some parts and considerably extended other parts. From the submission, it appears that the City found out about this after it was done (or the work started) and then granted approval – thus acting reasonably. The photo (p. 7) is of the fence at the front of the house – it was replaced by Duo in 2020 with another wood one; contrary to the assertion in the presentation, the photo shows a fence which needs painting not one in poor condition;
- *Shrubs* (p. 6): Unlike fences, shrubs are not subject to an absolute prohibition with an exception if approval is granted. Instead, the HEA simply states that shrubs etc. are not allowed if they "would cause any damage or a real likelihood of damage to the Building or otherwise negatively affect it or its Cultural Heritage Value or Interest."² (cl. 2.8(e)) We deliberately did not want to require homeowners to seek City approval prior to reasonable landscaping;
- *Stone terrace* (p. 6): This is treated like shrubs for the same reason, i.e. improvements and maintenance are allowed unless they "would negatively affect the Building or its Cultural Heritage Value or Interest".³ The stone terrace at the back is not listed as being of Cultural Heritage Value or Interest;
- *Thistle* (pp. 6 & 26): The presentation (p. 6) appears to suggest that the thistle is being restored or repaired. Normal repairs and alterations are permitted – prior City approval is required only for ones "which would materially affect the attributes, features or the appearance or construction of the Building as set out in the Cultural Heritage Value or Interest".⁴ The City inquired about the thistle's removal. If it is being temporarily removed for restoration, as is now being suggested, there would be no problem. (Statement at p. 26 that the claims regarding the thistle are "factually incorrect" is addressed below.)
- *Wood finial* (p. 6): A search of the HEA reveals no such term;
- *Materials approved by the City, Damage or Destruction leading to Demolition* (pp. 9-10): This is clear legally; approval is deemed if 90 days have elapsed without a City response (or agreement to extend the time as per clause 2.11);

¹ **1.1 No Act of Waste**

The Owner shall not commit or permit any act of waste on the Property. In particular, the Owner shall not, except with the prior written approval of the City: ...

2.8(f): Erect or remove or permit the erection or removal of any building, fence, or structure of any type whatsoever on the Property provided, however, that the approval of the City shall not be unreasonably withheld ..."

² 2.8 (e): "Allow the planting of trees, shrubs, or other vegetation which would cause any damage or a real likelihood of damage to the Building or otherwise negatively affect it or its Cultural Heritage Value or Interest;"

³ 2.8 (c): "Except for the maintenance of existing improvements, allow any changes in the general appearance or topography of the lands that would negatively affect the Building or its Cultural Heritage Value or Interest, ..."

⁴ **2.1 Normal Repairs and Alterations**

The Owner shall not, except as hereinafter set forth, without the prior written approval of the City, undertake or permit any demolition, construction, alteration, remodelling, or any other thing or act which would materially affect the attributes, features or the appearance or construction of the Building as set out in the Cultural Heritage Value or Interest and as may be depicted in the copies of the Photographs on file or drawings or other documents attached hereto.

Submission to the Planning and Environment Committee: Agenda Item 5.3
Beck Submission - Annex 3: Reply to Misrepresentations in Jeff Gard's Presentation

- *"Impossible" Timelines* (p. 11): Timelines can be extended as per clause 2.11, especially if truly "impossible";
- *City "illegally entering property without consent"* (p. 2.9): Such entrance is not illegal as it is permitted by the HEA – but only in extreme circumstances.
- *Assertion that "Many features in the Cultural Heritage Value or Interest are not based on historical facts"* (p. 15) especially that the fireplaces and Scotch thistle were "misrepresented" in a 2000 brochure tour and talking points for tour volunteers (Item 4 in Jeff Gard's submission): The HEA does not rely on the brochure for these substantive matters, let alone "misrepresent" these features - it does not claim that the thistle and west parlour fireplace mantle are original. Even the brochure and talking points do not do so.
- *Fireplaces* (pp. 16-21): The presentation references fireplaces plural at p. 16, suggesting that there are historical problems with both – yet provides "supporting" information for only the one in the west parlour – a photo with the date 1972 on the material and a document posted on Facebook by Jeff Gard (see Annex 4, p. 4, last paragraph.) This document indicates that when the "fireplace surround and mantle" was replaced "an attempt was made to replace the tiles with ones as close as possible to the original as could be located. Francis worked with the then owner to do this."

The HEA says it is "sympathetic" to the original one in the east parlour; this document certainly seems to support that the owner attempted that. Indeed, it was this modelling of the earlier fireplace mantle and surround that probably led to the belief in 2000 (one year after our parents bought the house) that the fireplace mantle had been installed in about 1910.

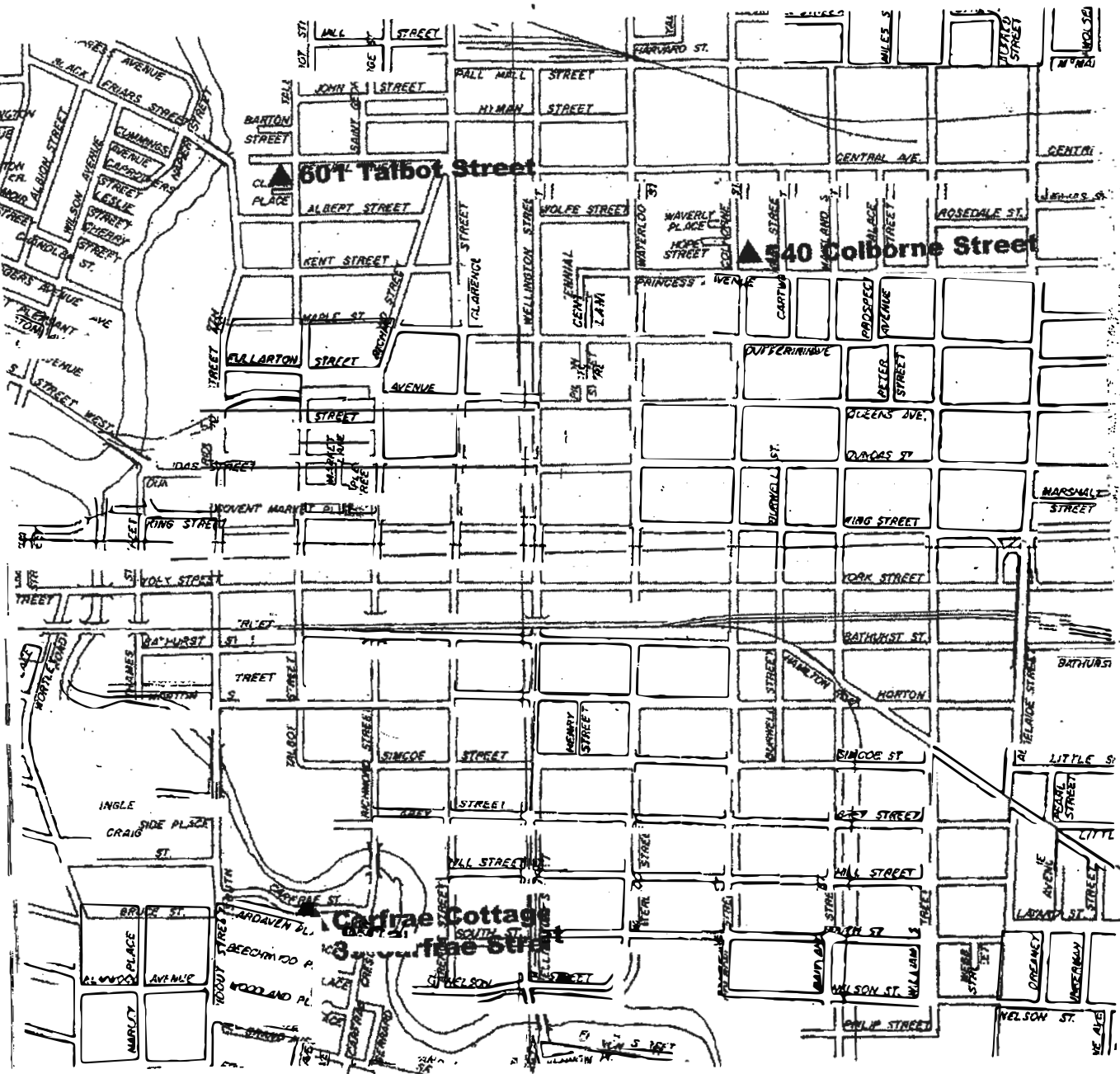
Particularly egregious is the statement at p. 16 of the presentation that "the tiles were installed in 1999 by Julia and Alan Beck". Again, an invoice from Duo has been supplied (this time via Facebook). It clearly identifies the tiles as being for the hearth (which is not protected whereas the mantle and surrounds are protected – "The "west parlour" with sympathetic fireplace mantle and tile surround ...").

The goal of bringing the fireplaces up to the current Fire Code is admirable but this is no excuse for unilaterally making such substantive alterations to protected heritage features – the HEA clearly requires the approval of the City.

- *Scotch thistle* (pp. 16, 22, 26): The HEA uses "reputed" regarding its origins – even the brochure quoted in the presentation says "said to have been placed there". It simply indicates that there is an interesting story, and its accuracy is uncertain.
- *Kitchen door* (p. 24): the HEA makes no assertion that it is original – once again the point is that it is consistent with the house's character, which enhances the heritage value;
- *Wood roof* (pp. 22, 23, 26): the Presentation alleges that the City claims the roof is cedar. This is incorrect, the HEA (p. 18) twice references "a wood shingle hipped roof" and "Hipped roof, clad in wood shingles". The only reference to cedar is with respect to the wood porch roof (p. 19 & Image 14).
- It is true that the HEA uses "shingles" whereas the Duo documents referenced installation of "shakes". Our understanding is that if anything, shakes are generally thicker, handcut, irregular, longer lasting and more expensive. In any case, the key point is that the roof is wood, and the City and owner are to agree on comparable replacement.
- "City claims original features vs. features installed in 2005, 2001, 1999 and 1972" (p. 26): Completely untrue, the HEA claims sympathetic with respect to the fireplace mantle in the west parlour (1972), the 1999 tiles were for the hearth which is not protected and no original claim was made for the 2001 wood roof. We have no idea what the 2005 year references;
- "City claims stone = interior slate tiles installed on exterior" (p. 26): The HEA simply says, at p. 19, "The porch base is clad in stone ...". This is not only true but consistent with "slate tiles installed". The complaint is apparently about the quality of the materials or workmanship, but that is another matter. In any case, Image 15 in the HEA truly highlights the poor "existing condition of the porch base";

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- "City claims sympathetic porch = inappropriate proportions" (p. 26): The HEA's only references to porch are for the front porch for which the term "sympathetic" is not used. The HEA does say that the following regarding the kitchen awning: "Awning over the kitchen doorway, a later but sympathetic addition". The allegation that the proportions are inappropriate is not backed up by any professional view of a historical architect or heritage expert;
- "City claims symmetrical chimneys = not really, in fact completely wrong" (p. 26): HEA does say the chimneys have "a symmetrical, balanced composition" but this is not to say 100% symmetry. Again, the criticism is unclear with no support;
- "City claims Wood Ceiling = you need to imagine this feature" (pp. 26, 27 with photo of hall): A search of the HEA reveals no such claim – all it says with respect to the front hall and wood is "The Centre hallway, accessed via the front doorway, with painted wood baseboards, painted wood casing, and crown moulding."



The Ontario Cottage Tour

October 1, 2000

Presented by the London Regional Art and
Historical Museums in partnership with the
Architectural Conservancy of Ontario,
London Region Branch

Tour Entry Ticket



London Regional Art & Historical Museums
421 Ridout Street North, London, Ontario

672-4580

Annex 3: Supporting materials for Annex 2 regarding fireplace mantles (4 pp.)

Welcome to the Cottage Tour

Please visit the three cottages in any order you wish and at each house present this ticket to the volunteer at the door.

London has many examples of Ontario Cottages, some quite early, some more recent, but all conforming to a one-storey, hip-roof shape with a centred entryway. The homes on the tour today are some of the city's best-preserved examples. See how many others you can find during your tour.



An illustration from *The Canada Farmer* (1 February 1864, Vol. 1 No. 2).

All photos by John Tamblyti

Our thanks to the owners for allowing us into their homes and to Mrs. Julia Beck, a great friend of Ontario Cottages everywhere, for her assistance with organizing the tour.

Please visit the current LRAHM exhibit
The Ontario Cottage: Perfect of its Kind,
running until November 12, 2000.



601 Talbot Street
Built c.1873

This house was first occupied by David Bruce, a fire department engineer. It was sold in 1882 to A.S. K. Barclay, an inspector for the Huron and Erie Loan and Savings Company (now TD-Canada Trust).

The fieldstone porch was probably added in the 1920s and likely replaced an earlier porch. What appear to be pilaster strips from the previous porch can be seen in the fascia board to either side of the present porch roof. The fascia board on the inside of the porch roof obscures a transom (over the door) of etched red glass which can still be seen from the inside.

Original exterior features include the chimneys, a complete fascia board below the eaves, and the window in the centre gable which lights an unfinished attic. The short, downward pointing finial in the gable would have once had a matching piece projecting above the roofline.

Inside, the placement of a kitchen in the front room on the right has brought the location of the dining room forward from the back, its more traditional location. Here a fine marble fireplace remains, possibly the work of J. R. Peel, whose yards were nearby on Richmond Street. The transoms above the doors in the hallway were used to improve air circulation.

At end of the hall one can see the original exterior wall as well as the location of the south wall of the first summer kitchen. The exterior wall was probably plastered at one time. The large opening in the wall beyond the old kitchen may have been an exterior door.

The neighbouring cottage at 607 Talbot, probably built in the 1870s as well, was for many years the home and studio of Albert Templar, a well-known London artist whose work includes many local scenes. (It is not on the tour)



Carfrae Cottage
39 Carfrae Street
Built c.1860

"Mr. Carfrae, for many years resided in the little cottage in Westminster just opposite the south end of Talbot Street, the grounds and surroundings of which were kept in an exceedingly trim and attractive manner." *London Free Press*, April 8, 1881

This house was built by Robert Carfrae, a Scot who came to London in the late 1820s to work on the courthouse. He stayed on in the new village and worked as a carpenter, building this house on the river perhaps about 1860. The date is suggested by the facade's several Gothic details, including label surrounds above the two front windows and the pointed window in the small gable over the door.

The exterior walls are stucco over double brick. At the top of the gable is a Scotch thistle said to have been placed there by Archie McCulloch, who received it from Queen Elizabeth during WWII, along with other officers at Castle May.

As much as 24 acres of land was once attached to the property and even as late as 1915 this was the only house on Carfrae Street. Later generations of Carfraes continued to live in the cottage until about 1944 when the McCullochs moved in.

As with most Ontario Cottages the formal, public rooms appear to either side of the front door. On the right can be seen a French door on the west wall which may have led out onto an earlier verandah. The panel under the front window here indicates public nature of this room. The mantle is probably about 1910, as suggested by its Classical detailing.

Baseboards and floorboards original to the building can be seen in the front of the house while some changes were made to rooms in the back part in the 1930s, resulting in the replacement of some mouldings and doors. A more recent stairway leads to two small upper rooms.



540 Colborne
Built c.1883 or earlier

The most impressive feature of the facade of this cottage is the complete porch across the front which probably went on soon after the building was completed. There is a possibility that the building was moved to this location and the porch would have been added soon after that. Listings for the house first appear in the street directories in the 1880s. Some of its first occupants include George M. Anderson, a partner in the Anderson and Nelles drug store, located at 240 Dundas, and James Twohy, a partner in a downtown dry goods firm.

Note how the entryway, normally centred on the facade of a cottage, appears a little to the left, suggesting the size and importance of the rooms on the right. To either side of the fine double leaf front door is a pair of French doors through which the main rooms once opened onto the porch.

Inside, on the right is a small room which connects through a doorway with a transom to a much larger room which is the best preserved in the house. Many original features have been retained in this room including floorboards, baseboards, and a large window with a sash arrangement of six over six panes. In the ceiling is a plaster medallion probably indicating the location of an early light fixture. The fairly plain wooden mantle reminds us of the exterior wood cladding and suggests that the house, as a whole, might have been a less expensive alternative to the more common brick cottage. The sense of interior spaciousness that the Ontario Cottage is famous for, is quite evident here.

The former back kitchen has been beautifully reworked into a permanent kitchen adding room. Here can be seen part of a small sign that may be connected with former owners, the Perkins, who moved into the house around 1900, staying until the late 1950s. Mr. Perkin had operated a meat market on Dundas in the late 19th century and his widow moved here after his death.



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PO BOX 2488 LONDON ONTARIO N6C 2C4 (519) 434-0562 FAX (519) 434-0481

Mr. & Mrs. Beck
39 Carfax Street
London, Ontario
N6C 1G1

October 15, 1999

Phone - 672-3124

Prime and paint finish base board in bedrooms and living room.

Remove section of flooring and edge trim for hearth in west living room.
Install owners tile to "even" out hearth on fireplace.
Re-fit and floor edge trim and stain to match.

Remove debris due to above work.

The Proposer hereby to furnish material and labour - complete in accordance with above specifications.

Twenty-two thousand three hundred eighty-five dollars (\$22,385.00) G. S. T. extra

1/2 on site 1/2 on company

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within

Acceptance of Proposal - This work is done, modifications
to conditions are satisfactory and are hereby accepted. No work outside
of the scope of contract. Payment will be made on outlined work.

1999 10 28

Accepted

Signature

Archie McCullough
to

Marge Harvey
to

Terry Mark
to

Terry P

Carfrae Notes

October 4, 1987.

Mrs. Francis Shambrook ne Francis was the last Carf Carfrae Cottage.

She was born in 1908 in t. She was the youngest of six Raymond and Sidney and three o Margaret. Sidney was the oldest followed by Raymond, Mary, and Margaret. Margaret was also born in this house. All the others were born in Topeka Kansas. Her parents were Hugh Carfrae and ?????. Her great uncle was Robert Carfrae who emigrated from Scotland and was an early settler in the London area. Robert Carfrae had a wife Sarah but no children and the property passed to Hugh Carfrae the brother of Robert and thence to Hugh Carfrae, Francis' father.

Francis Carfrae related a great deal of information about the house as she remembered it from her childhood. She sold the house in 1944 after the death of her mother who had a severe stroke here in the house and died the following day. The property was much larger in the early part of the century and had a barn and several out building in the gully as she called it. There was also a stream running through the gully. This is presently the location of senior citizen apartment complex. There was also a drive shed on the rear of the kitchen wing of the home. (There is a brick base presently there, just below the surface of the lawn). There used to be three pear trees in the backyard and an extensive apple orchard and several cherry trees, where Ardaven Place is presently located. There was a walk out the back of the property, leading from the dining room door to the backyard. There were numerous current and raspberry bushes located adjacent to the walk as well as an arbor of grape vines along the walk. A vegetable garden was located in the southwest corner of the property.

The property was subdivided by her father Hugh, who was swindled by some out-of-town land dealers. They talked him into subdividing the property and on a handshake agreed to pay him. Once the lots were sold off they left town and were never heard from again.

Francis Carfrae gave us an idea of how the house was laid out prior to renovations done by subsequent owners. The front room on the right was a bedroom and had a door leading to the back bedroom on the southwest corner of the house. The doorway is still there and the door to the room is presently concealed by a closet. The door frame has been boxed in. The fireplace surround and mantle has been replaced. It was torn out by Archie M. the man who bought the house from Francis. He took it out and boarded it up. It was replaced by ???? who bought the house from Archie. An attempt was made to replace the tiles with ones as close as possible to the original as could be located. Francis assisted the then owner to do this.